

## ***Memorandum***

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Clerk of Council, City Departments  
**Date:** January 6, 2012  
**Re:** Staff Report for 4376 Broadway –Method of Zoning Change

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**Item #3 – 4376 Broadway –Method of Zoning Change**  
**(Project ID # 201112300035)**

<b>Application:</b>	Method of Zoning Change
<b>Location:</b>	4376 Broadway
<b>Applicant:</b>	Chris Roach, BJR Company
<b>Current Zoning:</b>	C-1 (Service Commercial)
<b>Proposed Zoning:</b>	C-2 (Retail Commercial)
<b>Current Use:</b>	Martial Arts, Self-Defense Instruction, Appliance Repair, Residential
<b>Proposed Use:</b>	Martial Arts, Self-Defense Instruction, Appliance Repair, Residential

**Relevant Code Section(s):**

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

**Project Summary:**

The applicant is requesting approval to rezone 4376 Broadway, parcel 040-001097, from C-1 to C-2 in order to offer martial arts and self-defense instruction on the site. The site is the current location of Ruffhouse Jiu-Jitsu; however this use is not permitted in the C-1 district and would be classified under uses permitted in a C-2 district. The site is adjacent to properties zoned C-1 to the south, C-2 to the north, R-2 to the east and SD-4 to the west across Broadway.

Located on the same parcel and sharing a common wall with Ruffhouse is an appliance sales and service store, a use permitted in C-2 districts. Additionally, a residential unit is located in the rear of the property. This unit was constructed more than 50 years ago as part of the original structure and will remain an existing nonconformity with this rezoning.

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted